

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF PUBLIC MEETING

Architectural Committee meeting of **Tuesday, October 25th, 2016**

Committee Members Present: Nick Musso, Rick Fifield, Dennis Brady

Committee Members Absent: Daniel Taylor

Staff Present: Bryan Block, Director; Nicholas G. Albrecht, Plans Examiner; Erin Vogt, Plans Examiner; Reneé Bourgogne, Architectural Historian; Erika Gates, Building Inspector

Staff Absent:

Others Present: Kate & Richard Bishop, Betty Norris, Debra Mengel, Chris Clement, Zev Arnold, Frank Cappielo, Neil Anderson, Stephen Braam?, Ava Alltmart, Deb Harkins, Joyce Matthews, John Williams, Jon Huffman, Brent Theriot, David Wheddon, Hank Smith, Grace Rumbley, Matthew Ahearn, Stephanie Larrieu, John Stewart, Henry Hanisee, Pat Kagin, Greg Smith, Meg Lousteau, Jenna Burke, Carol Gniady, Pat Kahn, Gino Lioacono, Daniel Raines, Cesar Burgos, Earl Weber, Paul Sarndley? Kelly McLaughlin Starr, Barry Lechner, Vasileios Zarganis, L. Katherine Harmon, Walter Zehner, Daniel Zangara

Minutes

Old Business

336-40 Decatur /400 Conti / 341 N. Peters Street: Mark Thomas, applicant; Joseph C Paciera, owner; Review of conceptually approved application to construct new four story building, per application and materials received 07/04/15 & 10/04/16.

Mr. Block presented the staff report with Messrs. Thomas and Hanisee present on behalf of the application. Mr. Musso stated that he did not have a problem with approval of the proposed demolition with the following caveats:

- The demolition should proceed with the recommendations provided within the structural engineers report (vibration monitoring, reports of which should be forwarded to VCC staff)
- Safety and Permits will require a demolition plan, which should also be provided to staff for approval. This plan should indicate fencing and other site protections of the public during the work. Mr. Thomas, representing the applicant, stated that such a plan was already in place and another copy would be provided to staff for approval.

Mr. Brady moved to approve the demolition application with these caveats, which was seconded by Mr. Fifield. The motion was approved unanimously.

Mr. Fifield expressed concern that the expansion joints indicated on the elevations should not become a prominent element of the overall composition. Details must be provided indicating that the joints will be as minimally visible as possible. Mr. Brady asked if the number of joints could be reduced so as not to appear as “bull’s eyes” emphasizing window centerlines. Mr. Thomas responded that the area between joints approaches the maximum recommended in contemporary stucco construction standards.

Mr. Fifield moved for **conceptual approval** of the design development drawings. The applicant should proceed with construction documents which shall be presented to the AC. The next submittal should be the full set of construction documents with specifications. Mr. Brady seconded. The motion was approved unanimously.

917 Conti St, 923 Conti St: Harry Baker Smith Architects, applicant; 917 Conti, LLC, owner; Review of design development documents in conjunction with conceptually approved **change of use** from *commercial* to *residential*, per application & materials received 05/25/15 & 10/19/16, respectively.

Ms. Vogt gave the staff report, with Mr. Smith and Ms. Rumbley present on behalf of the application. Mr. Fifield stated that the project appeared much more massive in design development than it had at conceptual approval, and that he had significant concerns over the scope of construction and gross volume. He also objected to removing glazing from the historic second floor windows.

Mr. Smith stated that they had moved on to construction documents after receiving approval from the Commission. Mr. Musso responded that conceptual approval means that the proposal is viable for further development, but that design development is important for discovering any major flaws with the application. Mr. Brady asked if Mr. Smith had any conflict with staff recommendations. Ms. Rumbley noted that the changes to the garage door between submittals was due to increased accuracy in existing condition drawings, and that the door would be replaced to match existing. Mr. Smith stated that the height of the addition at 923 would be revised. Mr. Brady asked Mr. Smith to address the staff concerns in the next set of drawings.

Zev Arnold, representative of the homeowners association at neighboring 920 St. Louis, stated that he was concerned about losing privacy in his courtyard, particularly due to the proximity of the rear balconies, as well as the loss of sunlight in his garden. Mr. Musso responded that the Commission could not demand changes to an application to accommodate light or privacy, and recommended that the owners of his property work with the applicant to make any possible compromises in design.

Meg Lousteau, Director of Vieux Carré Property Owners, Residents and Associates, stated that she found the current proposal to be a significant deviation from that which received conceptual approval. Mr. Smith disagreed, stating that great effort had been taken to maintain the proposal.

Mr. Fifield moved to **defer** the application. Mr. Brady seconded the motion, which passed unanimously.

939 Toulouse: Jane Anderson, applicant; Catherine L Arnold, owner; Proposal to renovate vacant lot into a commercial parking lot.

Ms. Vogt presented the staff report with Messrs. Anderson and Smith present on behalf of the application. The Committee expressed concern over the proposed pervious paving material. This material is not appropriate for a lot within the Vieux Carré. The Committee was also concerned that the opaque gate would remain open at all times defeating the purpose of retaining the gate. No lighting was presented for review.

Mr. Fifield moved to **defer** the application so that the proposal can be modified and lighting presented. Mr. Brady seconded and the motion passed unanimously.

200 N Rampart: Rampart Garage LLC, applicant/owner; Review of panelized metal guardrail mockup, per application & materials received 03/14/16 & 10/20/16, respectively.

Ms. Vogt gave the staff report with Mr. Stewart present on behalf of the application. Mr. Musso stated that the proposal had improved, and noted that the existing wiring needed to be minimized. Mr. Fifield stated that he had visited to see the mockup in person and found it approvable, and that attachment details should be provided for review. Mr. Fifield asked if there were plans to paint the building; Mr. Stewart answered that there were no current plans.

Mr. Fifield moved for **conceptual approval**, with details to be reviewed by the Committee. Mr. Brady seconded the motion, which passed unanimously.

816 Burgundy St: Marcus Calhoun, applicant; Burgundy Holdings LLC, owner; Proposal to construct a two-story side addition, per application & materials received 04/08/16 & 10/04/16, respectively.

The item was removed from the agenda to be completed by staff.

907-17 Governor Nicholls St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to renovate existing building, demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 1211-15 Dauphine St, per application & materials received 04/13/16 & 10/19/16.

Ms. Vogt presented the staff report with Messrs. Williams and Burgos present on behalf of the application. Nine members of the public commented, giving support and criticism of the development and various proposals.

Mr. Fifield stated that he found the massing of the non-subdivided proposal to be much less dominating than previous proposals, and particularly appreciated that it did not block views to the rear of the historic building. This did not include the massing of the proposed Dauphine-side building, however, as Mr. Fifield stated that the additional fourth floor was oppressive and inappropriate.

Mr. Musso stated that the non-subdivided proposal was a good exercise with which to evaluate the subdivided proposal, and that elements from both proposals should be considered and combined. Mr. Fifield agreed and moved to **defer** the application. Mr. Brady seconded the motion, which passed unanimously.

1211-15 Dauphine St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 907-17 Gov. Nicholls St, per application & materials received 04/13/16 & 10/19/16.

[See Minutes of 907-917 Governor Nicholls above]

230 Chartres St: John C. Williams, applicant; 230 Chartres LLC, owner; Proposal to install grease trap vent on rear elevation, in conjunction with **change of use** from *commercial (retail)* to *mixed (commercial retail/specialty restaurant)* per application & materials received 05/17/16 & 10/17/16, respectively.

Ms. Vogt presented the staff report, with Mr. Williams present on behalf of the application. With no discussion necessary, Mr. Fifield moved to **approve** the proposal, consistent with staff recommendation. Mr. Brady seconded the motion, which passed unanimously.

New Business

519-23 Dauphine: Robert Cangelosi, Jr, applicant; Gretchen Sehrt, owner: Proposal to repair fascia and stucco, and to replace two (2) deteriorated French doors at the rear of the main building, per application & materials received 09/26/16 & 10/11/16, respectively.

[Mr. Musso briefly left the meeting prior to the presentation of the staff report.]

Ms. Vogt presented the staff report with Mr. Cangelosi present on behalf of the application. With no discussion necessary, Mr. Brady moved to **conceptually approve** the proposal, consistent with staff recommendation. Mr. Fifield seconded the motion, which passed unanimously.

1202-04 Decatur St/55 French Market Pl & 1208 Decatur 59-61/French Market Pl: James Cripps, applicant; 1204 Decatur, LLC, owner; Proposal to install wooden balcony rail within existing door-length window on third floor of French Market elevation, per application & materials received 09/28/16.

Ms. Vogt presented the staff report at the applicant's request, despite a lack of representation on behalf of the application. With no discussion necessary, Mr. Brady moved to **conceptually approve** the proposal, per staff recommendation. Mr. Fifield seconded the motion, which passed unanimously.

[Mr. Musso returned to the meeting after the staff report was presented.]

221 Chartres St: Ashley King, applicant; SA Mintz, LLC; Proposal to stucco previously un-stuccoed wall at the rear of the building.

Ms. Bourgogne presented the staff report with Ms. King present on behalf of the application. Mr. Musso stated that he had mixed feelings regarding the application of a sack rub but had no problem with the stucco. The applicant stated that they only wanted to sack rub the damaged area and then paint the whole wall. Mr. Fifield asked the applicant if they intended to only sack rub the area indicated in yellow. Mr. Brady questioned the sack rub technique instead of just using stucco. Mr. Musso stated that if the sack rub was not successful they could always stucco.

Mr. Fifield moved to **approve** the applicant's proposal. Mr. Brady seconded the motion, which passed unanimously.

901 Toulouse St, #1: Stuart Hurt, applicant; N O Jazz & Heritage Foundation, Frances R Hudson, Jose A Mata, Condo Master Owner, owner; Proposal to replace one (1) pair of deteriorated shutters installed on the Dauphine elevation, per application & materials received 10/17/16.

Ms. Vogt presented the staff report with Ms. Allmart present on behalf of the application. Ms. Allmart stated that the owners planned to replace all existing shutters within six to twelve months. Mr. Brady supported installing a uniform shutter type.

Mr. Brady moved to **conceptually approve** the proposal, with "shutter 3" to match "shutter 1," rather than "shutter 2" as proposed by staff. Mr. Fifield seconded the motion, which passed unanimously.

411 Bourbon St: John C. Williams, applicant; Cajun 411 LLC, owner; Proposal to modify previously approved plans with the addition of a third floor on an existing building.

Mr. Block presented the staff report with Mr. Williams present on behalf of the application. Mr. Musso stated that an addition of this scale is completely inappropriate not only in relation to the existing, historic buildings, but also within its context. After working so long to approve a two story building, to come back with this much larger proposal is very problematic. Mr. Fifield agreed and stated that this proposal was much more aggressive than the previously approved proposal.

Mr. Musso moved to **deny** the application which was seconded by Mr. Fifield. The motion passed unanimously.

Appeals & Violations

923 Barracks St: Brian Sublette, applicant; Earl L Larrieu, owner; Appeal to retain alterations made to main and service buildings in deviation of VCC permits, and courtyard and pool renovations completed without benefit of final VCC review and approval, per applications & materials received

01/07/15 & 12/23/15 (building renovation) & 02/01/16 & 04/11/16 (courtyard renovation). **[STOP WORK ORDER placed 10/10/16]**

Mr. Block and Ms. Vogt presented the staff report with Ms. Larrieu present on behalf of the application. Mr. Musso requested information on the rationale behind the deviations from the approved plans. Mr. Fifield was also troubled by the deviations. He did not agree with the staff report regarding the existing simplification of garage details. As the proposed doors are expressed traditionally it was inconsistent that the building details be expressed in a more contemporary manner. The Committee was also dismayed at the modification of the detailing of the front elevation at the garage doors and transoms. The garage should be detailed as per the originally approved details.

Mr. Fifield moved to **defer** the application so that the applicant can provide the requested rationale behind the deviation. Mr. Brady seconded the motion which passed unanimously. They should confer with staff to draft a plan to bring the building into compliance with previously approved details. A Stop Work Order will be issued on the garage and courtyard design until such time as consensus can be reached between the applicant and the AC.

1011 Orleans Ave: Barry Lechner, applicant; Barry T Lechner, owner; Proposal to reinstall window removed from rear of main building without benefit of VCC review or approval, and to repair unpermitted alterations to rear building, per application & materials received 12/02/15 & 09/19/16, respectively. **[Notice of Violation sent 11/02/15]**

Ms. Vogt presented the staff report, with Mr. Lechner present on behalf of the application. Mr. Fifield moved to **approve** the proposal with the recommendations of the staff report, noting that all remaining violations must be addressed in subsequent review. Mr. Brady seconded the motion which passed unanimously.

733 Bourbon St: Vasileios Zarganis, applicant; Louis J Arbizzani, owner; Appeal to retain courtyard ice machine and ATM, per application & materials received 05/17/16 & 08/19/16, respectively. **[Notice of Violation sent 04/05/16]**

[Mr. Musso briefly left the meeting prior to the presentation of the staff report but returned during discussion.]

Ms. Vogt presented the staff report with Mr. Zarganis present on behalf of the application. Mr. Zarganis explained that the ice machine was located within the courtyard was because the interior space was too small to accommodate it, but agreed to relocate the ATM to the interior of the building. Mr. Fifield responded that an ice machine of this size was necessary was so that the business could expand beyond the capacity of the historic building, which is not appropriate.

Mr. Fifield moved to **deny** the application for retention, with the requirement that both the ice machine and ATM be relocated immediately. Mr. Brady seconded the motion which passed unanimously.

730 Esplanade: Katherine Harmon; 730 Esplanade LLC, owner; Proposal to correct or retain numerous violations of work without permits including rooftop mechanical equipment and skylights, modification of window and door openings, and constructing a new courtyard enclosure wall, per application & materials received 08/16/16 & 09/20/16, respectively. **[STOP WORK ORDER posted 07/27/16]**

Mr. Block presented the staff report, with Ms. Harmon and Messrs. Carimi and Schmidt present on behalf of the application. Staff provided a set of plans with keynotes for all items under consideration for modification or retention. All items that staff agrees should either be retained or modified as described in the respective keynotes have been indicated with stars. The AC agreed

with staff for each of these items. Items Nos. 1, 12, 16 and 17 were annotated and should be changed from what the applicant has requested as follows:

- #1: “Retain as-built unbricked opening and new window.” The applicant’s attorney would like the opportunity to research the matter and possibly provide photographs indicating that this window existed historically and should be retained. Staff provided historic photos indicated otherwise. The AC voted to defer the matter to allow the attorney time for research as requested.
- #12: “Retain as-built rooftop mounted AC and ductwork. Paint ductwork gray to match roof.” Mr. Fifield expressed dismay that this large amount of equipment was placed on the roof without permit when other, appropriate options could have been explored. The configuration of the historic building indicates that a pitched roof likely once existed. This condition could be recreated helping to restore the building to a historic form and enclose the mechanical equipment. Instead a large amount of equipment was installed in deviation of preservation practices that we work to enforce uniformly across the district. Mr. Musso further iterated that, had this permits had been sought for this equipment, the staff and AC could have made recommendations for appropriate placement, so it is unfortunate that the applicant now sees this as a hardship. The AC voted to defer the matter so that alternative placement or roof modification plans can be further explored and presented.
- #16: “Retain new modified bitumen roof. See as-built parapet details.” The AC voted to defer the matter so that the applicant could provide photographs that show this as a pre-existing condition.

The AC voted to defer the matters listed above and to hold open all other matters so that the entire proposal can be completed together. The Stop Work Order remains in place until such time as the full Commission votes to lift it.

Mr. Musso moved to **defer** the approval to retain the landscape lighting that was installed without approval or permits. The AC members would like the opportunity to view the lighting first hand at night. The applicant should schedule this viewing with staff. Mr. Schmidt, attorney for the applicant, stated that landscape lighting is not within VCC jurisdiction. The section of the guidelines that specifies such jurisdiction was read into the report. Mr. Musso stated that this is indeed within VCC jurisdiction. The vote passed unanimously.

327 Bourbon St: Bourbon Burlesque Club Inc., applicant; 327 Bourbon Street, LLC, owner; Proposal to install new millwork in conjunction with renovations to resolve outstanding violations, per application & materials received 06/29/16 & 10/18/16, respectively. **[Notice of Violation sent 07/14/16]**

The application was deferred at the applicant’s request.

1015 Decatur St: Rahim Rashkbar, applicant/owner; Proposal to replace inappropriate decking, replaced dormer windows, repair dormers, retain seal tab roof on main structure, repair gap between the bricks.

The application was deferred at the applicant’s request.

831 Gov. Nicholls: JAT Construction, applicant; John V. Baus, owner; Appeal to retain existing copper cap flashing on light frame construction wall, constructed c. 1955 and spanning between two blue rated buildings, per application & materials received 09/21/16 & 10/05/16, respectively.

[Mr. Brady returned to the meeting prior to the presentation of the staff report.]

Ms. Vogt gave the staff report, with Mr. Theriot present on behalf of the application. Mr. Fifield moved to approve the retention and replacement of the metal cap flashing, per staff recommendation. The applicant stated that the metal cap flashing elsewhere on the property was not in the scope of work. Mr. Brady seconded the motion, which passed unanimously.

717 Conti St: Avery Foret, applicant; 717 Conti, LLC, owner; No proposed work- existing items that require approval through VCC pursuant to violations previously issued relative to awning, lighting, windows, and flag.

Deferred at the applicant' request.

The application was deferred at the applicant's request.

821 Gov. Nicholls: Scott Wolfe, applicant; Glenn Ledesma, owner; Proposal to retain unpermitted alley door and stamped concrete alley walkway installed without benefit of VCC review and approval, per application & materials received 10/03/16. **[STOP WORK ORDERS placed 09/22/16 & 10/04/16]**

At the request of the Committee, Ms. Vogt gave the staff report despite a lack of representation on behalf of the application. Mr. Fifield moved to **approve** the retention of the door and **deny** the retention of the stamped concrete walkway, consistent with staff recommendation. Mr. Brady seconded the motion, which passed unanimously.

810 Esplanade Ave: Daniel Zangara, applicant;, Ibu And Bapak LLC, owner; Proposal to remove Portland cement stucco from the Bourbon Street façade and re-stucco using VCC mortar formula, and to repair a significant masonry crack exposed by stucco removal, per application & materials received 09/28/16. **[STOP WORK ORDER placed 10/10/16]**

Ms. Vogt gave the staff report, with Messrs. Zangara and Zehner present on behalf of the application. Mr. Zehner stated that the masonry would be "sewed" together and not just tuckpointed. Mr. Fifield moved to **approve** the proposal, consistent with staff recommendation. Mr. Brady seconded the motion, which passed unanimously.

717 Orleans: Avery Foret, applicant; St Ann Lodging LLC, owner; Proposal to retain unpermitted signage and cameras;

The application was deferred at the applicant's request.

519 Wilkinson St: Kirk Fabacher, applicant; Wilkinson Group LLC, owner; Proposal to retain out-swinging doors installed in deviation of approved plans.

Mr. Block presented the application with Mr. Fabacher present on behalf of the application. Mr. Fifield moved to **approve** the application for retention which was seconded by Mr. Brady. The motion passed unanimously.

Mr. Fifield moved to adjourn the meeting at 4:30pm. Mr. Brady seconded the motion which passed unanimously.

Next AC Date: Tuesday, November 08, 2016

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.